



7 Little Hayes

West Bridgford | NG2 7RT | Guide Price £550,000 to £600,000

ROYSTON
& LUND

- Guide price range: £550,000 to £600,000
- Four Spacious Bedrooms
- En suite To Master Bedroom
- Kitchen Diner & Separate Dining Room
- Large Utility Room & Downstairs W.C.
- Sought After Location
- Would Benefit From Some Modernisation
- EPC Rating C
- Council Tax E
- No Upward Chain





GUIDE PRICE RANGE: £550,000 to £600,000

Royston and Lund are proud to offer to the market this charming four bedroom detached family home located in a cul-de-sac in Compton Acres, West Bridgford with no upward chain. The property would benefit from some modernisation / refurbishment and has been priced accordingly. The property is situated within the catchment area of some highly regarded primary and secondary schools.

Briefly comprises of an entrance hall, downstairs WC, lounge, dining room, kitchen diner, large utility room. To the first floor there is a spacious landing, four bedrooms with an en-suite to the main bedroom and a family bathroom.

Externally, there is a driveway providing off-road parking for two cars, double integral garage, gardens to the front, side and rear of the property.

Situated within easy walking distance of the local shopping precinct where you can find a wealth of local amenities and public transport links nearby.

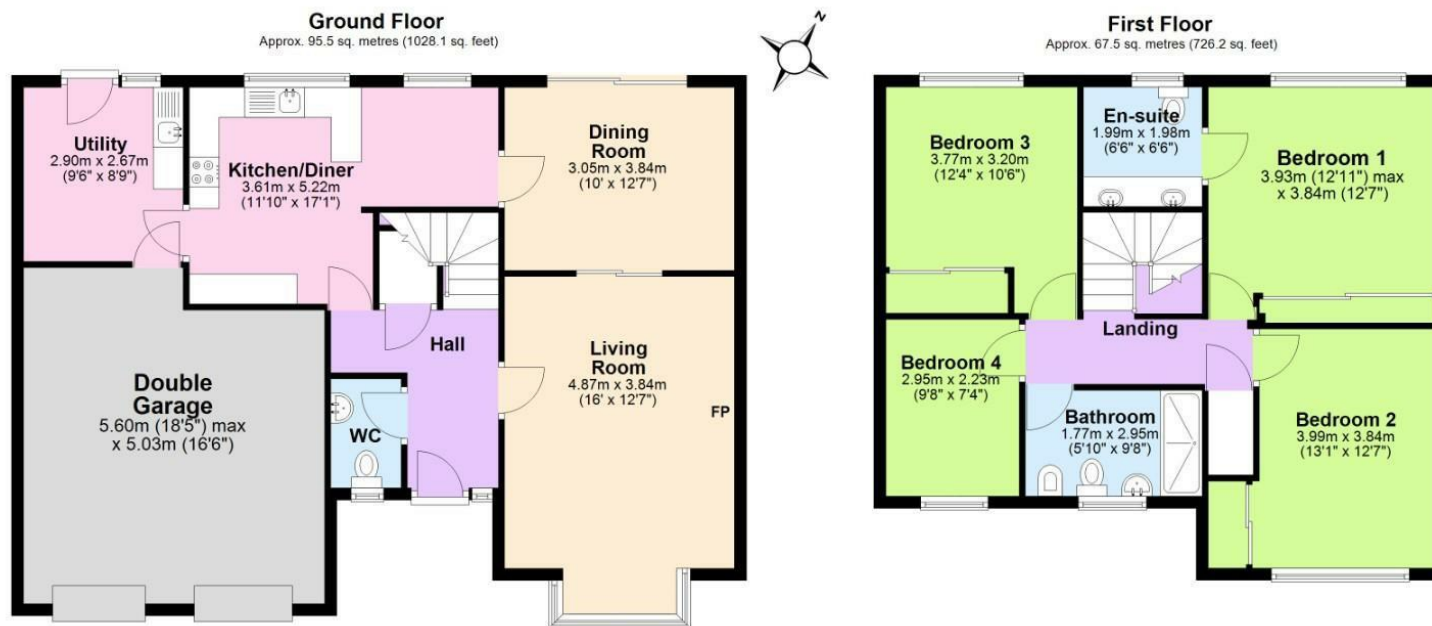
No upward chain





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 163.0 sq. metres (1754.3 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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